



Palm Valley Community Association Growth Management/Traffic & Roadway Meeting Minutes

The committee meeting was held at 7:00 pm in the Community Center on May 19th.

Attendees:

Brian Hurdis
Patty West
Sheldon Friedman
Bridgett Vadeboncoeur
Jennifer Bruno
Ren Weise
Steve Mageria
Erika Marino

Developer Presentation

The first segment of the meeting consisted of a Developer Presentation for “Possum Trot”:

Douglas Burnett, Justin Dudley(Pulte Homes) and Raymond Stafford (England, Tims & Miller, Engineering Firm) were the presenters of the property located at the intersection of Canal and Palm Valley Rd, with the entrance being the existing Possum Trot Rd or of Palm Valley. As proposed, the “Possum Trot” development is situated on 13.3 acres and will consist of 24 units which includes the existing residence of Tom West who currently owns the property. Pulte Homes will be the sole developer and builder. As noted, the development is within the current zoning requirements for density and is being developed with the intention of maintaining as much of the current trees and foliage as possible in order to compliment the higher end homes being planned for the project.

Overall the reaction to the development and its attributes were perceived as generally positive by the attendees. The concerns that were raised primarily were focused on the current traffic situation at the intersection of Palm Valley Rd and Canal and centered around the possibility of a deceleration lane for the entrance on the north bound lane as well as the possibility of a left turn lane on the south bound lane at the entrance.

The tentative timing of the development is to begin late Q4/2015 or early Q1/2016 depending on approvals. Overall a very productive presentation & discussion.

Following the developer presentation, the formal meeting was convened.

Review of Action Teams

Palm Valley Style:

Brief discussion related to current lack of progress due to scheduling conflicts. Focus to resume in June with emphasis on completing attributes and the inclusion of photo examples where possible.

Development Tracking Update

The update was centered around a general discussion initiated by Brian Hurdis regarding current observations of updates being provided to county planners by developers. It was noted that in several cases, updates from developers inferred that PVCA was in support of their development even though we had not provided any direct feedback to either the developer or the county planners to that effect.

As part of that discussion amongst the attendees, it was decided to provide a preliminary review of each active development to the PVCA Board that would, in turn, review and directly relay the comments to the appropriate parties in St John County and the appropriate County Commissioners along with the expectation that subsequent updates would follow as changes to the developments were noted.

As part of that discussion, it was also recommended that an overall statement related to PVCA being against all variance requests for increased density, and with that, our concern regarding what we believe to be the aggregated impact of the number of developments that are either being proposed and/or are currently underway. The discussion centered around our perspective that there will be a significant cumulative impact on traffic and pedestrian safety which would most likely be scrutinized under different concurrency requirements if treated in aggregate similar to the definition of a "large development" under current county policies.

The conclusion and related actions were for the development of a combined summary outlining the position of the PVCA for each active development that would also include a general statement that included the comments from above. Brian agreed to develop a draft with the review committee and to make initially available to the GMTRAC committee for comments. The draft version will be available to a shared folder that

members of the GMTRAC committee will be invited to gain access to in a separate email that will follow.

Feedback is requested to be provided to Brian (BHurdis@gmail.com) by no later than Tuesday 5/26. Updates will be reviewed and incorporated before being passed to PVCA Board and subsequent communications.

Current Development Status:

Waters Edge (South of 210 Bridge) - No new date has been requested for PZA review. New responses have been received by St. Johns county planners and are being reviewed. Request remains for rezoning from Commercial to RS-3 as part of a PUD. Key variances are density as well as issues related to buffer space and recreational areas.

Resort Lifestyle (Landrum & Palm Valley Rd.) Recent engineering and other materials have been provided to the county planners along with specific responses.

Palm Cove (Palm Valley Rd next to Presbyterian Church) - A series of updates regarding the development has submitted to the county. No major changes related to key variances have been noted.

Possum Trot - Rezoning request form OR (Open Rural to a Planned Unit Development (PUD) consisting of 24 units on 13.3 acres. Developer presentation as noted above.

Palm Valley Gardens - (North Roscoe between Canal and Solano) - Rezone from OR to PUD consisting of 8 units on 5 acres. Developer to present at 6/23 GMTRAC meeting

Traffic & Roadway

2015 Players follow up: Brian Hurdis

As previously communicated, Traffic improvements for 2015 included an exit on Solano Road in addition to Roscoe, a traffic officer on the 210 Bridge at EOD. Overall, Roscoe and Palm Valley traffic (north bound) was manageable. Mickler/210 at the rotary was a challenge due to the limited capacity that the rotary was/is designed to handle (1200 cars/hr). Feed back provided to both TPC and StJohn Sheriffs Office along with a "Thank You" for their support and for including PVCA in the planning process.

Sidewalks: Anestasia O'Connor/Brian Hurdis

Two meetings were held since the last GMTRAC meeting. The first meeting was with Mike Wicks, Garry Philips, Greg Lennard, Brian Hurdis that centered around a conference call with Mike Wanchick and Suzanne Konchan from St John's county. The topic included an overview of the current situation and included discussion on how we can best address getting a sidewalk on Palm Valley Rd. The discussion covered the possibility of focusing on at least completing the sidewalk on one side of the road vs. continuing to have developers contribute to the existing patch work of sidewalks. In

addition, there was further discussion on what the real cost of the sidewalk would be and whether or not there is a shovel ready plan that could be used to initiate such a project.

The outcome of those topics is that there is a confirmation that there currently is not a plan that is ready for implementation. On the topic of the current patchwork being continued for new developments, it was discovered that the county does have policy flexibility to collect funds for sidewalks vs having the developers put them in. Further follow up will be made on this topic. Lastly, the expected cost of the sidewalk is most likely greater than the \$1M figure that has been used and is more likely between \$1.5 and \$2M for the full project on both sides of the road. Related to the cost, there was significant discussion about the importance of the current sales tax being proposed and how it would/could be used to directly fund the project.

The second meeting of the action committee with the GMTRAC which included, Jennifer Bruno, Anastasia O'Connor, Pam Marrot and Brian Hurdis met to discuss the outcome of the initial meeting and to construct an action plan to build further support within the community. The actions coming out of that meeting include the development of background material related to the sidewalk initiative, background on funding needs and the importance and relationship of the proposed sales tax along with specific recommendations for citizens on how to express their support. The material is intended to be added to the PVCA website and the existing sign either updated or replaced with the direction to come to the PVCA website for information on how to support the cause.

Next Meeting:

**June 23rd 7-9pm Palm Valley Community Center
Scheduled Development Presentation - Palm Valley Gardens - Brad Wester
No Meeting Scheduled for July - Summer Break**